

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 E/S York Road, 500 ft. N of
 c/l Shawan Road * ZONING COMMISSIONER
 1,4,5,6 and 10 North Park Drive
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 Property Manager: LaSalle * Case No. 97-375-A
 Partners Management
 Property Owner: Teachers *
 Ins. & Annuity Association
 of America, et al, Petitioners*
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property known as the North Park Business Community, located adjacent to the northeast corner of the intersection of York Road and Shawan Road in Hunt Valley. The Petition is filed by LaSalle Partners Management Limited, property manager, and Teachers Insurance and Annuity Associates of America, et al, property owners. Variance relief is requested to permit four free-standing signs (office park) with a total of 432 sq. ft. in lieu of the permitted two signs totalling 200 sq. ft., pursuant to Section 413.6.D.1 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Richard Reese and Mervyn T. Alphonso, on behalf of LaSalle Partners, property manager. The Petitioner was represented by David Whitman, Esquire and Tydings and Rosenberg, LLP. There were no Protestants or other interested persons present.

Proffered testimony and evidence presented was that the subject site is approximately 28.16 acres in area split zoned M.L.R. and R.C.4. The predominant zoning of the property is M.L.R. As noted above, the property is located on the northeast corner of the intersection of York Road and

ORDER RECEIVED FOR FILING
 Date 4/16/97
 By M. P. P. P.

Shawan Road in Hunt Valley. The property is located not far from the Hunt Valley Industrial Park, the Hunt Valley Mall and other office/retail uses. The property was developed 15 years ago as a business park. There are five buildings on site which provide general office space. Vehicular access to the property is by way of two separate entrances, both from York Road.

The Petitioner is redoing the signage on the site and has requested variance relief. The Petitioner proposes two ground mounted monument type signs, one at each entrance. The signs are more particularly shown on the site plan. Additionally, within the interior of the site, two directional signs are proposed. These are also shown on the site plan. The directional signs will provide information to visitors to the site as to the location of specific tenants and buildings.

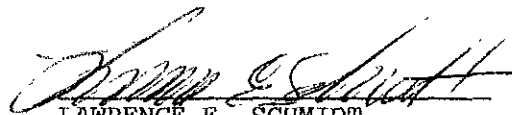
Variance relief is requested in that the number of signs and the total square footage of same exceed the requirements set forth within the BCZR. Nonetheless, the signs are attractive and are in keeping with the character of the surrounding business of community. It is indicated that the signs are necessary to provide proper advertising for the site and assist visitors to the property.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petition for Variance. The signs proposed, as shown on the site plan, are attractive in appearance and will not be detrimental to the surrounding locale. Moreover, the entrances to the site will not be disturbed and there will be no significant alteration to existing landscaping. In sum, I am persuaded that the Petition has satisfied the burden for variance relief as set forth in Section 307 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of April 1997 that a variance from Section 413.61 of the Baltimore County Zoning Regulations (BCZR) to allow four free-standing signs (office park) with a total of 432 sq. ft., in lieu of the permitted two signs totalling 200 sq. ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

4/16/97
M. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 10, 1997

David Whitman, Esquire
Tydings and Rosenberg
100 E. Pratt Street
Baltimore, Maryland 21202

RE: Case No. 97-375-A
Petition for Zoning Variance
Property: 1, 4, 5, 6, and 10 North Park Drive
LaSalle Partners, et al, Petitioners

Dear Mr. Whitman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Mervyn L. Alphonso
Mr. Richard Reese
LaSalle Partners
6 North Parking Drive, Suite 100
Hunt Valley, Maryland 21030



Petition for Variance

375

97-375-A

to the Zoning Commissioner of Baltimore County

for the property located at 1, 4, 5, 6, and 10 North Park Drive,

(Lots 1, 2, 3, 4, 5 and 6 of North Park Business Community which is presently zoned MLR
Office Park) Hunt Valley, Maryland

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

DAVID WHITMAN

(Type or Print Name)

TYDINGS + ROSENBERG, LLP.
100 E. PRATT ST.

Signature

BALTIMORE MD 21202

Address

Phone 410 752 9750

FAX

410 727 5460

City

State

Zipcode

David Whitman

I do solemnly declare and affirm under penalty of perjury, that I am president of North Park Lot Owners Association which is the lot owners association for all of North Park Business Community, and that the owners of all lots in North Park are:

- Teachers Insurance and Annuity Association of America (Lots 1, 2, 4, and 6)
- Methode of California (Lot 5) **TRACE LABORATORIES EAST**
- Sparks State Bank (Lot 3)

and that all lot owners have requested this variance to be prepared and submitted by the association.

Richard R. Reese, Jr.
Richard R. Reese, Jr., President.
c/o LaSalle Partners Management
L.P.
6 North Park Drive
Hunt Valley, MD 21030
Address **410-527-0109** Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hr.

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: *MD*

DATE

3/6/97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

Variance Request:

97-375-A

1. variance from Section 413.6-D-1, to permit 4 free standing signs (office park) with a total of 432 sq. ft. in lieu of the permitted 2 signs totalling 200 sq. ft.

Hardship/Practical Difficulty:

North Park is a 25-acre office park with two entrances from York Road. To avoid confusion for the substantial traffic headed into the two entrances, the owners of all the properties in the park request that the sign package be permitted, so that traffic into the park can be provided necessary direction and directory indications for the various buildings and tenants. The additional two signs would be located well inside the park (more than 200 feet from York Road), where they may be most easily observed at the point where traffic must choose which direction to take.

a:\dow 96-97 #1\varianc3.des

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

375

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

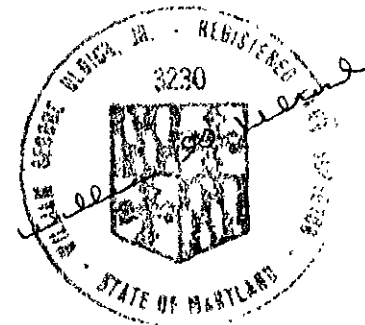
97-375-A

Zoning Description

North Park Business Community
Hunt Valley
Eight Election District Baltimore County, Maryland

Beginning for the same on the east side of York Road as widened and shown on the Plat of combined Lots NO. 1 & 2 North Park which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K. Jr. NO. 54 folio 97 and designated as coordinates North 72366.762 West 9784.901 said beginning distant North 46 degrees 57 minutes 23 seconds West 69.52 feet measured from the North side of Shawan Road which said Road is shown on said plat running thence and binding on the east side of York Road as shown on said plat and also shown on the 4th AMENDED Plat of North Park which Plat is recorded among the Plat Records of Baltimore County in Plat book E.H.K. Jr. No 50 folio 149 as this description is compiled for zoning only North 00 degrees 59 minutes 45 seconds West 1291.03 feet, thence leaving York Road and binding on the outlines of the aforesaid 4th AMENDED PLAT of NORTH PARK the following eleven courses and distances viz:

North 72 degrees 13 minutes 12 seconds East 1.96 feet,
North 23 degrees 44 minutes 41 seconds East 240.79 feet,
North 58 degrees 28 minutes 51 seconds East 88.00 feet,
North 79 degrees 58 minutes 51 seconds East 82.64 feet,
South 45 degrees 01 minutes 09 seconds East 512.82 feet,
South 35 degrees 01 minutes 09 seconds East 366.30 feet,
South 58 degrees 46 minutes 09 seconds East 72.29 feet,
South 26 degrees 01 minutes 09 seconds East 142.21 feet,
South 42 degrees 29 minutes 13 seconds West 192.95 feet
South 02 degrees 13 minutes 13 seconds West 344.00 feet and
South 02 degrees 28 minutes 47 seconds East 256.97 feet to the North side of Shawan Road as widened and shown on the aforesaid Plat of Combined Lots 1 & 2 North Park running thence with and binding on the said side of Shawan Road the following three courses and distances viz:
South 83 degrees 08 minutes 29 seconds West 163.23 feet,
South 87 degrees 05 minutes 00 seconds West 585.28 feet and
North 46 degrees 57 minutes 23 seconds West 69.52 feet to the place of beginning.



Containing 25.91 ACRES of Land, more or less.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-375-A
1, 4, 5, 6, and 10 North Park Drive (North Park Business Community Office Park)
Lots 1, 2, 3, 4, 5, and 6
E/S York Road, 500' N of c/l Shawan Road
8th Election District
3rd Councilmanic

Legal Owner(s):
Teachers Insurance & Annuity Association of America -
Lots 1, 2, 4, and 6
Methode of California - Lot 5
Sparks State Bank - Lot 3
Variance: to permit 4 free standing signs (office park) with a total of 432 square feet in lieu of the permitted 2 signs totaling 200 square feet.
Hearing: Monday, April 7, 1997 at 10:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

3/24/97 March 20 C127933

TOWSON, MD., 3/20, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/20, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 032672

DATE 5/6/97 ACCOUNT 01-615
I.D. No. 375 ISS. 132: 71X
AMOUNT \$ 250.00
RECEIVED Tydings + Rosenberg LLP - 1145 E. 10th St. - No. 4th Fl.
FROM: 020-Coun. Venue - \$ 250.00
FOR: 01A00H0112MICHRC
BY 0010:46AM03-06-97
VALIDATION OR SIGNATURE OF CASHIER
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING

①

RE: Case No.: 97-375-A

Petitioner/Developer: TEACHERS' INSURANCE AND ANNUITY ASSOC. OF AMERICA, ETAL

Date of Hearing/Closing: 4/7/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at NORTH PARK DRIVE
AT YORK ROAD - ENTRANCE TO NORTH PARK BUSINESS
COMMUNITY OFFICE PARK - SOUTH ENTRANCE (TWO SIGNS)

The sign(s) were posted on 3/22/97
(Month, Day, Year)

Sincerely,

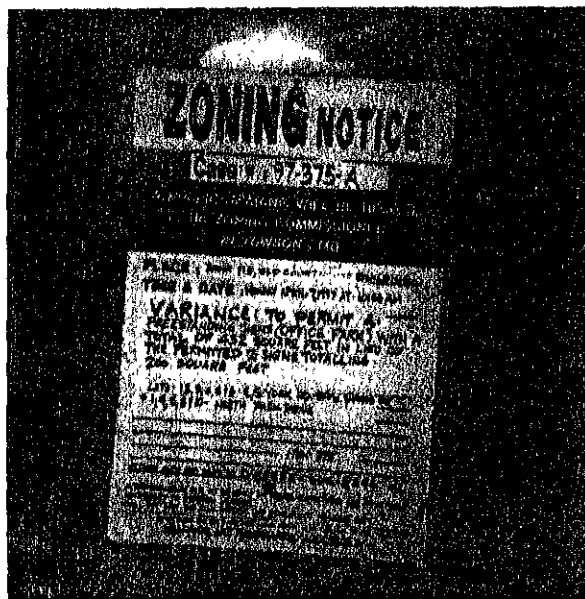
Patrick M O'Keefe 3/24/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



97-375-A
NORTH PARK DRIVE
AT YORK ROAD

CERTIFICATE OF POSTING

2

RE: Case No.: 97-375-A

Petitioner/Developer: TEACHERS INSURANCE AND ANNUITY ASSOC. OF AMERICA, ETAL

Date of Hearing/Closing: 4/7/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at NORTH PARK DRIVE
& YORK RD. - NORTH ENTRANCE TO OFFICE PARK
(TWO SIGNS)

The sign(s) were posted on 3/22/97
(Month, Day, Year)

Sincerely,

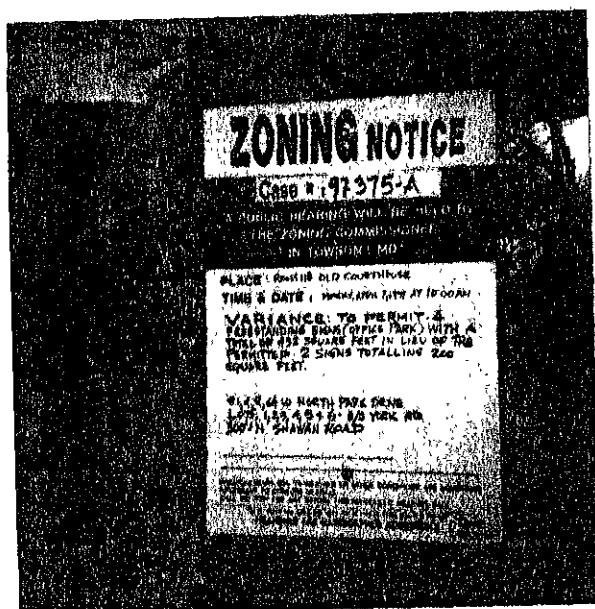
Patrick M. O'Keefe 3/24/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



NORTH PARK DRIVE
AT YORK ROAD



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 375

Petitioner: LaSalle Partners Mgmt Ltd.

Location: 1, 4, 5, 6, 10 North Park Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Whitman

ADDRESS: 100 E. Pratt Street

Baltimore, MD. 21202

PHONE NUMBER: (410) 752-9750

AJ:ggs

(Revised 09/24/96)

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

375

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: to permit 4 free standing signs (office
park) with a total of 482 sq ft in
area of 2 signs of 200 sq ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

To: David Whitman
From: Mitch Kellman

Dave, contact sign
man - this is what
should be on sign Mitch

TO: PUTUXENT PUBLISHING COMPANY
March 20, 1997 Issue - Jeffersonian

Please forward billing to:

David Whitman, Esq.
100 E. Pratt Street
Baltimore, MD 21202
752-9750

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-375-A

1, 4, 5, 6, and 10 North Park Drive (North Park Business Community Office Park)

Lots 1, 2, 3, 4, 5, and 6

E/S York Road, 500' N of c/l Shawan Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Teachers Insurance & Annuity Association of America - Lots 1,2,4, and 6

 Methode of California - Lot 5

 Sparks State Bank - Lot 3

Variance to permit 4 free standing signs (office park) with a total of 432 square feet in lieu of the permitted 2 signs totalling 200 square feet.

HEARING: MONDAY, APRIL 7, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 13, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-375-A

1, 4, 5, 6, and 10 North Park Drive (North Park Business Community Office Park)

Lots 1, 2, 3, 4, 5, and 6

E/S York Road, 500' N of c/l Shawan Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Teachers Insurance & Annuity Association of America - Lots 1,2,4, and 6

Methode of California - Lot 5

Sparks State Bank - Lot 3

Variance to permit 4 free standing signs (office park) with a total of 432 square feet in lieu of the permitted 2 signs totalling 200 square feet.

HEARING: MONDAY, APRIL 7, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "B".

Arnold Jablon
Director

cc: Richard R. Reese, Jr.
David Whitman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 31, 1997

David Whitman, Esquire
Tydings & Rosenberg, LLP
100 E. Pratt Street
Baltimore, MD 21202

RE: Item No.: 375
Case No.: 97-375-A
Petitioner: Richard R. Reese, Jr.

Dear Mr. Whitman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

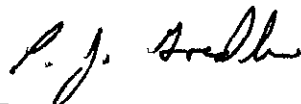
RE: Baltimore County 3.17.97
Item No. 375 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 24, 1997

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for March 24, 1997
Item No. 375

The Development Plans Review Division has reviewed the subject zoning item.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Any proposal to alter the existing landscaping must be reviewed and approved by this office before any permits are released.

RWB:HJO:cab

cc: File

ZONE324.375

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: March 13, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 358 & 375

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Division Chief:

PK/JL

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: March 6, 1997

TO: Hearing Officer

FROM: Mitchell J. Kellman
Planner II
Zoning Review, PDM

SUBJECT: Item #375
1, 4, 5, 6 North Park Drive

As per my conversation with the zoning commissioner, I felt that the petitioner could file a variance for 4 office park signs since 2 of the signs are located within the park and are informational. I felt that the variance request would be cleaner and that the petitioner is still asking for a specific amount of sign area.

MJK:scj

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: March 17, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

368	373
369	375
372	376

RBS:sp

BRUCE2/DEPRM/TXTS8P

PETITION PROBLEMS

#368 --- RT

1. No section number or request wording on petition form.

#374 --- JLL

1. Petition says zoning is "BM-AS", folder says "BL-AS" -- which is correct?
2. No telephone number for legal owner.
3. Need title of person signing for contract purchaser.
4. Sign form is incomplete/incorrect.

#375 --- MJK

1. Need authorization for person signing for legal owners.
2. Sign form is incomplete/incorrect.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Mervyn L. Alfonso

LaSalle Partners
6 North Park Drive, Suite 100
Hunt Valley, MD 21030

Richard Reese

LaSalle Partners
6 North Park Drive, Suite 100
Hunt Valley, MD 21030

DAVID WHITMAN

Tudings + Rosenberg
100 E. PRATT ST. BALTO 21212



MLR

HYLAND

AVE

YORK

ROAD

R.C. 4

WESTERN

#375

D.R.

MLR

BLR

B.M.-M

BL

BR

R.C. 4

BALTIMORE COUNTY

NW
19B
↑
N

CERTIFICATE OF POSTING

RE: Case No.: 97-375-A
 Petitioner/Developer: TEACHERS INSURANCE AND ANNUITY ASSOC. OF AMERICA, ETAL
 Date of Hearing/Closing: 4/7/97

Baltimore County Department of Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

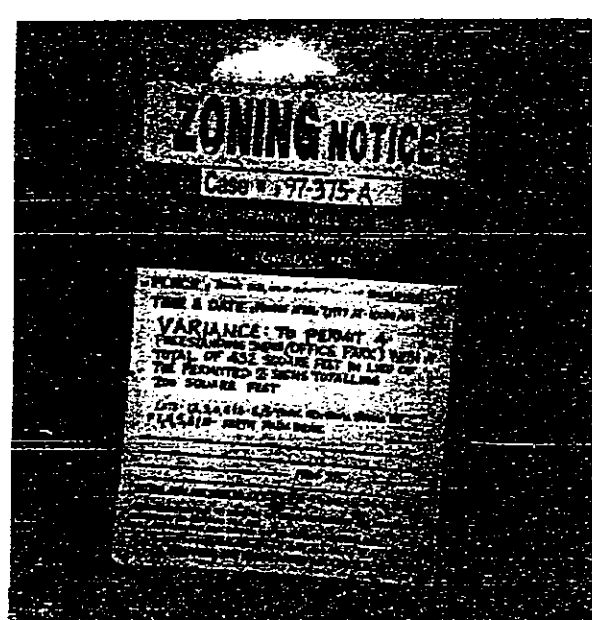
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at NORTH PARK DRIVE & YORK ROAD - ENTRANCE TO NORTH PARK BUSINESS COMMUNITY OFFICE PARK - SOUTH ENTRANCE (TUESDAYS)

The sign(s) were posted on 3/22/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/24/97
 (Signature of Sign Poster and Date)

Patrick M. O'Keefe
 (Printed Name)
 523 Penny Lane
 (Address)
 Hunt Valley, MD 21030
 (City, State, Zip Code)
 (410) 666-5366 Paper (410) 646-8354
 (Telephone Number)



97-375-A
 NORTH PARK DRIVE
 AT YORK ROAD

CERTIFICATE OF POSTING

RE: Case No.: 97-375-A
 Petitioner/Developer: TEACHERS INSURANCE AND ANNUITY ASSOC. OF AMERICA, ETAL
 Date of Hearing/Closing: 4/7/97

Baltimore County Department of Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

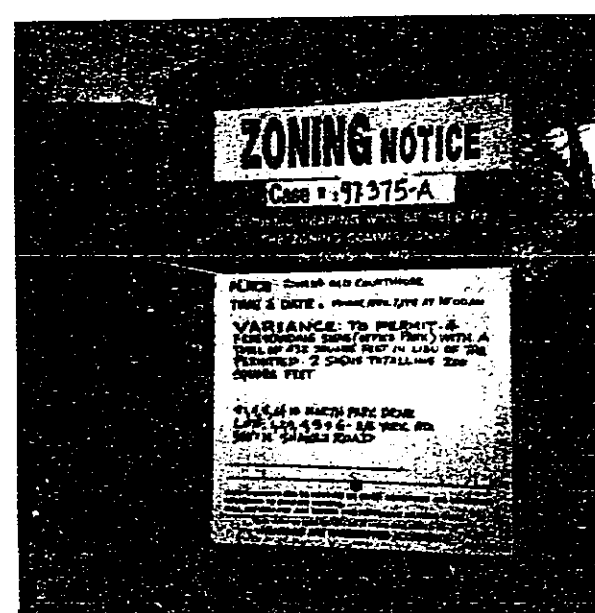
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at NORTH PARK DRIVE & YORK RD. - NORTH ENTRANCE TO OFFICE PARK (TWO SIGNS)

The sign(s) were posted on 3/22/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/24/97
 (Signature of Sign Poster and Date)

Patrick M. O'Keefe
 (Printed Name)
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 (Address)
 Hunt Valley, MD 21030
 (City, State, Zip Code)
 (410) 666-5366 Paper (410) 646-8354
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NORTH PARK DRIVE
 AT YORK ROAD



Baltimore County
 Department of Permits and Development Management

Development Processing
 County Office Building
 111 West Chesapeake Ave.
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURE

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 375

Petitioner: LeSalle Partners Mount L.H.

Location: 14,516, 10 North Park Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Whitman

ADDRESS: 100 E. Pratt Street

Baltimore, MD 21202

PHONE NUMBER: (410) 752-9750

AJ:ggs

(Revised 09/24/96)

Exhibit B

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
 THE ZONING COMMISSIONER
 IN TOWSON, MD.

PLACE: _____

DATE AND TIME: _____

REQUEST: to permit 4 free standing signs (office park) with a total of 482 sq. ft. in line of 2 signs at 200 sq. ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
 HANDICAPPED ACCESSIBLE

996 post-4.doc

To: David Whitman
 From: David Williams
 Date, content sign
 man - this is what
 should be on sign which

TO: POTOMAC PUBLISHING COMPANY
 March 20, 1997 Issue - Jeffersonian
 Please forward billing to:
 David Williams, Esq.
 100 E. Pratt Street
 Baltimore, MD 21202
 752-9750

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-375-A
 1, 4, 5, 6, and 10 North Park Drive (North Park Business Community Office Park)
 Lots 1, 2, 3, 4, 5, and 6
 E/S York Road, 500' N of c/l Shawan Road
 8th Election District - 3rd Councilmanic
 Legal Owner(s): Teachers Insurance & Annuity Association of America - Lots 1,2,4, and 6
 Methode of California - Lot 5
 Sparks State Bank - Lot 3

Variance to permit 4 free standing signs (office park) with a total of 482 square feet in line of the permitted 2 signs totalling 200 square feet.

HEARING: MONDAY, APRIL 7, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHWITZ
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
 (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
 Department of Permits and Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

March 13, 1997

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Arnold Jablon
 Director

cc: Richard R. Reese, Jr.
 David Whitman, Esq.

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Printed with Soybean Ink
 on Recycled Paper



Baltimore County
 Department of Permits and Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

March 31, 1997

David Whitman, Esquire
 Tydings & Rosenberg, LLP
 100 E. Pratt Street
 Baltimore, MD 21202

Dear Mr. Whitman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

Carl Richards, Jr.
 W. Carl Richards, Jr.
 Zoning Supervisor

WCR/re
 Attachment(s)

Printed with Soybean Ink
 on Recycled Paper



Maryland Department of Transportation
 State Highway Administration

David L. Winstead
 Secretary
 Parker F. Williams
 Administrator

Ms. Roslyn Eubanks
 Baltimore County Office of Permits and Development Management
 County Office Building, Room 108
 Towson, Maryland 21204

RE: Baltimore County 3-17-97
 Item No. 375 MJK

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

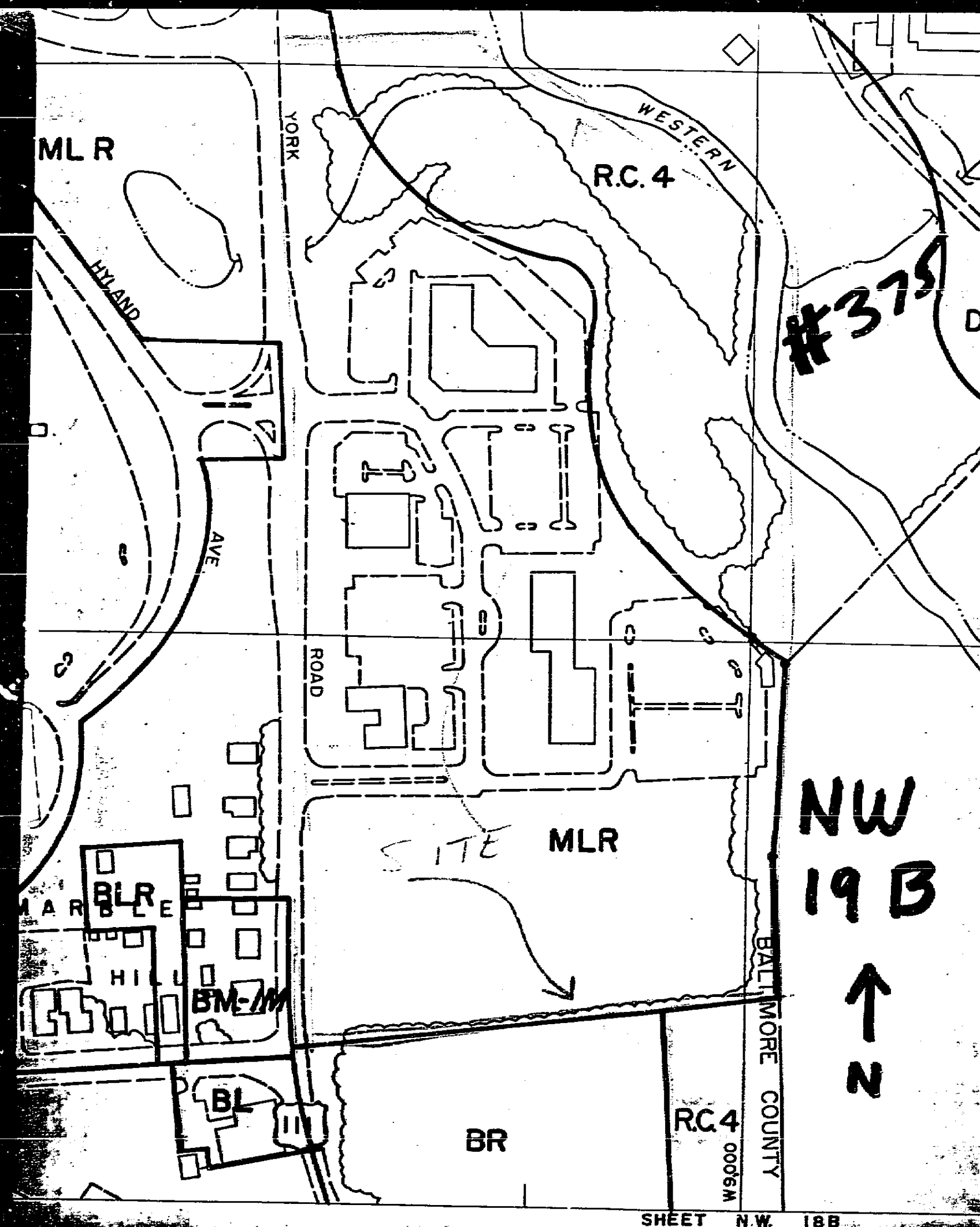
Ronald Burns
 Ronald Burns, Chief
 Engineering Access Permits
 Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



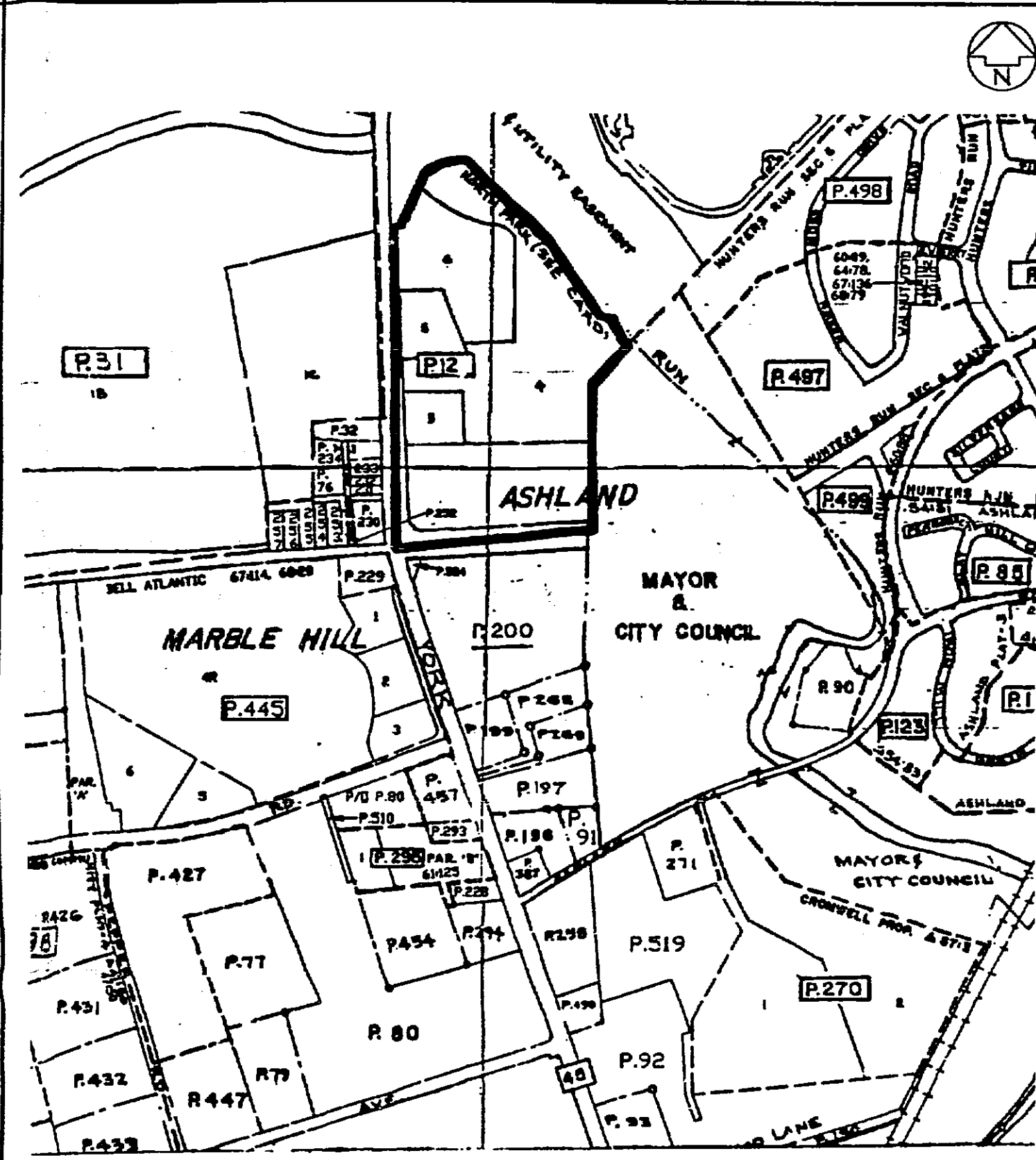
SIGNAGE VARIANCE PACKAGE

NORTHPARK BUSINESS COMMUNITY
HUNT VALLEY, MARYLAND 21031

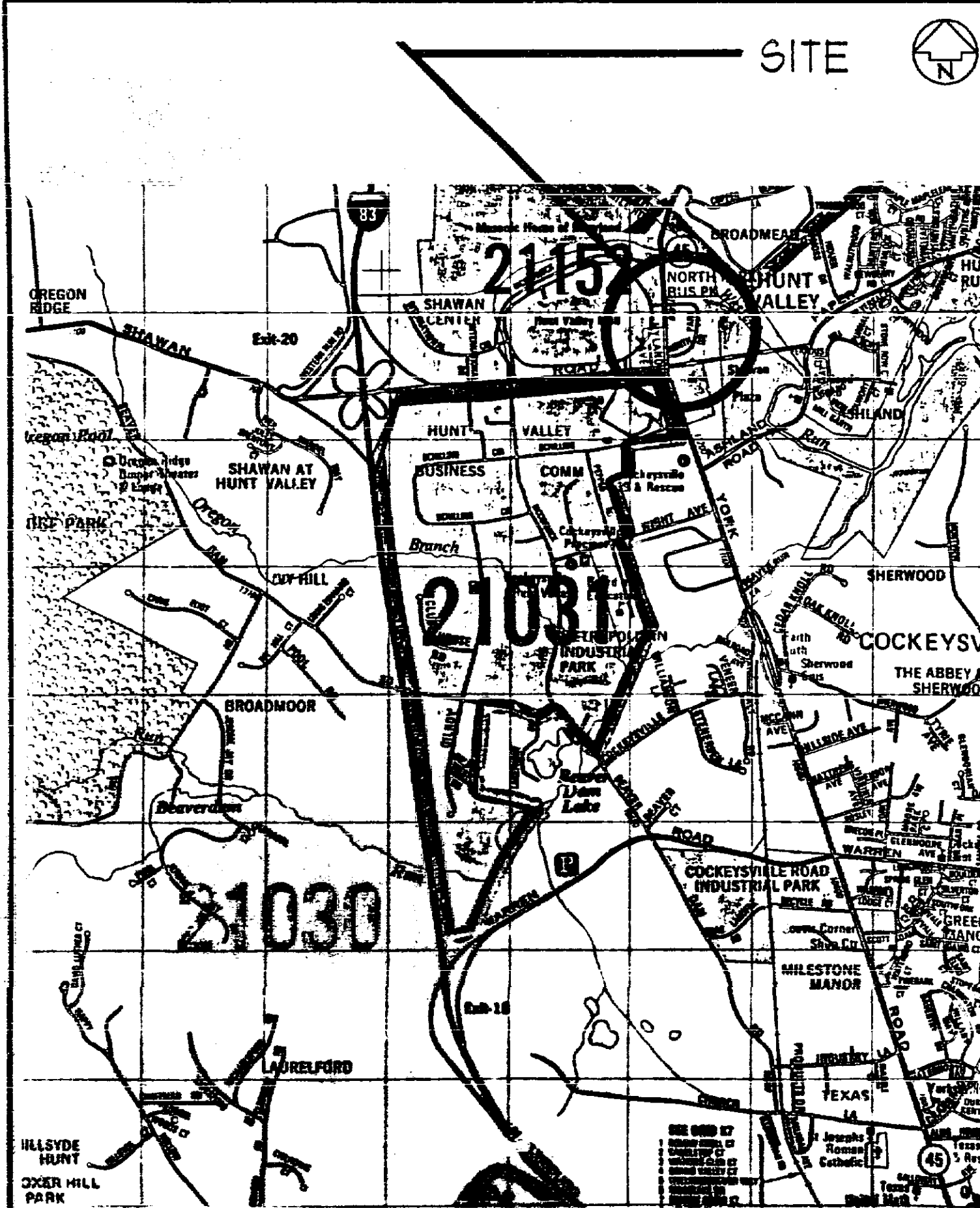
OWNERSHIP OF PARCELS EFFECTED AND ADJACENT PARCELS

Parcel #	Owner	Address	Folio	Tax ID #
12	Teachers Insurance & Annuities	730 Third Ave New York, NY 10017	1055/191	7-0000000255
12	Sparks State Bank	14804 York Road Sparks, MD 2152	10761/371	8-1500000044
12	Teachers Insurance & Annuities	730 Third Ave New York, NY 10017	10558/201	8-1500000198
12	Methodists of California	5 North Park Drive Cockeysville, MD 21030	1130/446	8-1800001302
12	Teachers Insurance & Annuities	730 Third Ave New York, NY 10017	10558/202	8-1500001445
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31	Equitable Hunt Valley Ltd. Partnership	1135 Market Street Philadelphia, PA 19103	10447/210	8-1800001426
32	Shuman North Ltd. Partnership	1401 West Joppa Road Towson, MD 21204	8183/61	8-21000005331
200	Stone Henge Ltd. Partnership c/o American City Mort. Co.	11301 York Rd Baltimore, MD 21202	8359/412	8-2816045025
223	John & Marie Evans	11330 York Road Cockeysville, MD 21030	10306/516	8-08080000625
230	Kelly's Corner Ltd. Liability Corporation	11301 York Road Cockeysville, MD 21030	1101/50	8-18000007661
231	Kelly's Corner Ltd. Liability Corporation	11301 York Road Cockeysville, MD 21030	1101/50	8-0804073075
232	Bolsvert-Betty-bellid	1148 York Rd Cockeysville, MD 21030	11453/648	8-0819021251
233	Bolsvert-Betty-bellid	1148 York Rd Cockeysville, MD 21030	11453/648	8-0816004470
234	Adams, Martin & Sara	11424 York Rd Cockeysville, MD 21030	4256/511	8-0801013330
445	Bell Atlantic	Baltimore, MD 21202		8-22000075173
524	State Highway Administration		11386/211	8-22000075415

PARCEL MAP



VICINITY MAP



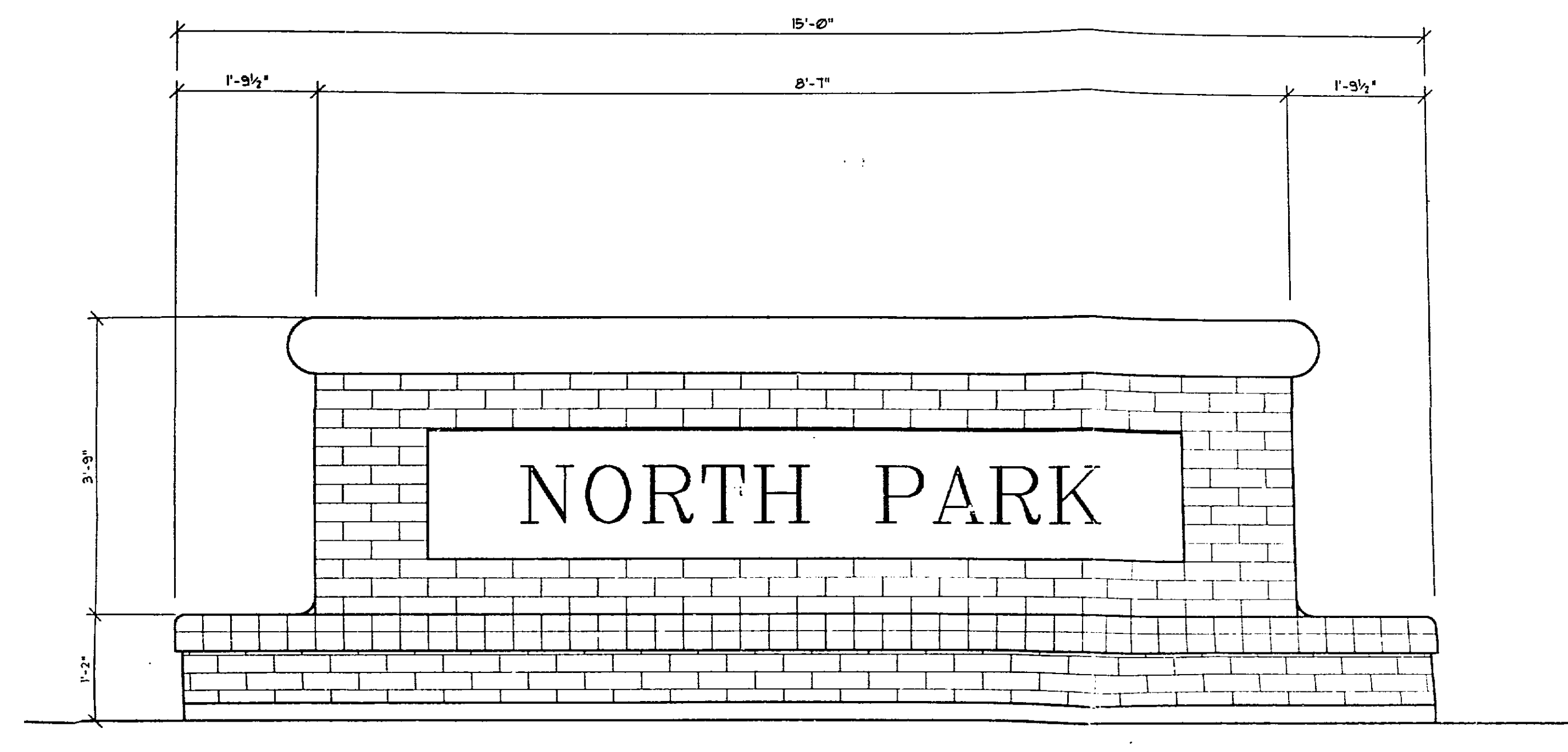
VARIANCE REQUEST DESCRIPTION

10 ASKING FOR A VARIANCE TO SECTION 4136-D-1
TO PERMIT 4 FREE STANDING SIGNS (OFFICE PARK)
WITH A TOTAL OF 432 SQ. FT. IN LIEU OF THE PERMITTED
2 SIGNS TOTALING 200 SQ. FT.

91-315-A

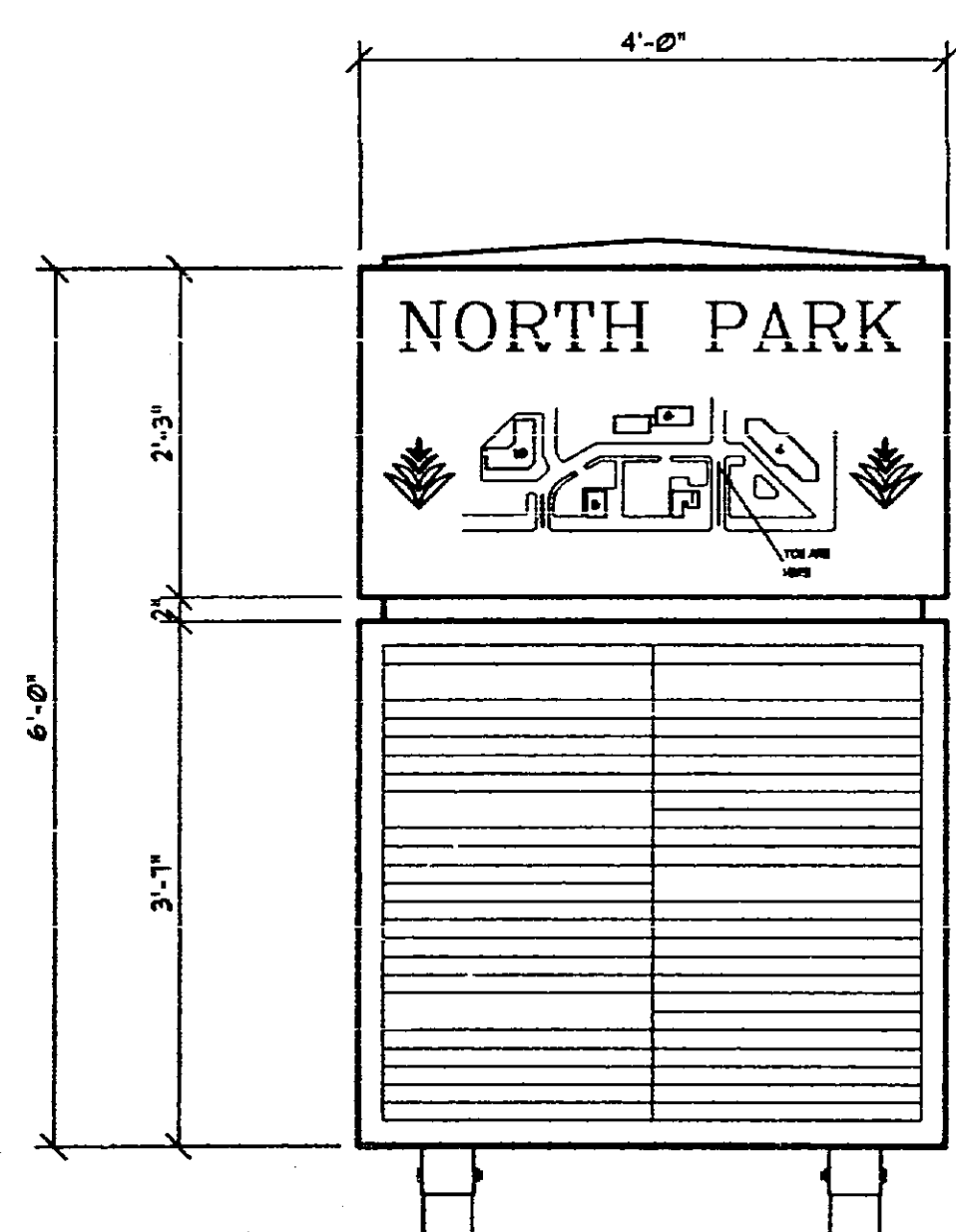


RUBELING
& ASSOCIATES, INC.
ARCHITECTURE
INTERIOR DESIGN
401 JEFFERSON AVENUE
TOWSON, MARYLAND 21286-5308
410-337-2888
FAX: 410-337-2874



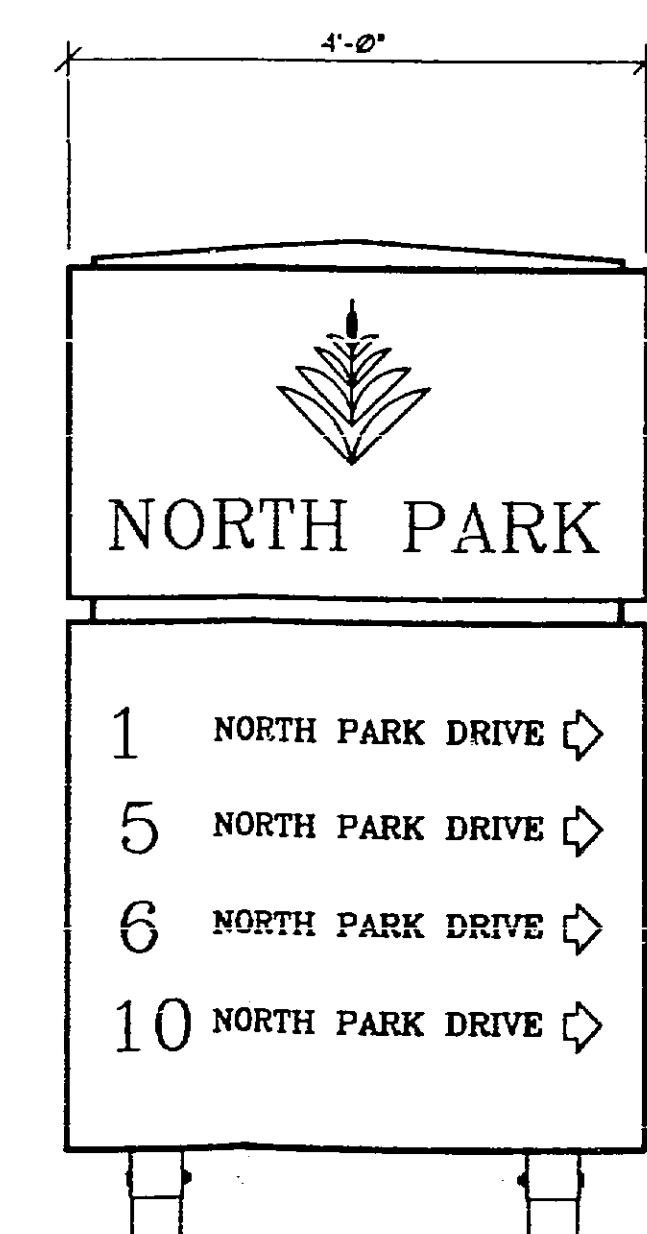
7J ELEVATION SIGN TYPE E-1
SCALE 3/4" = 1'-0"

10 60 SQUARE FEET EACH PER NORTH AND SOUTH FACE.
WEST EDGE OF SIGN IS LOCATED 60' FROM E. OF YORK ROAD

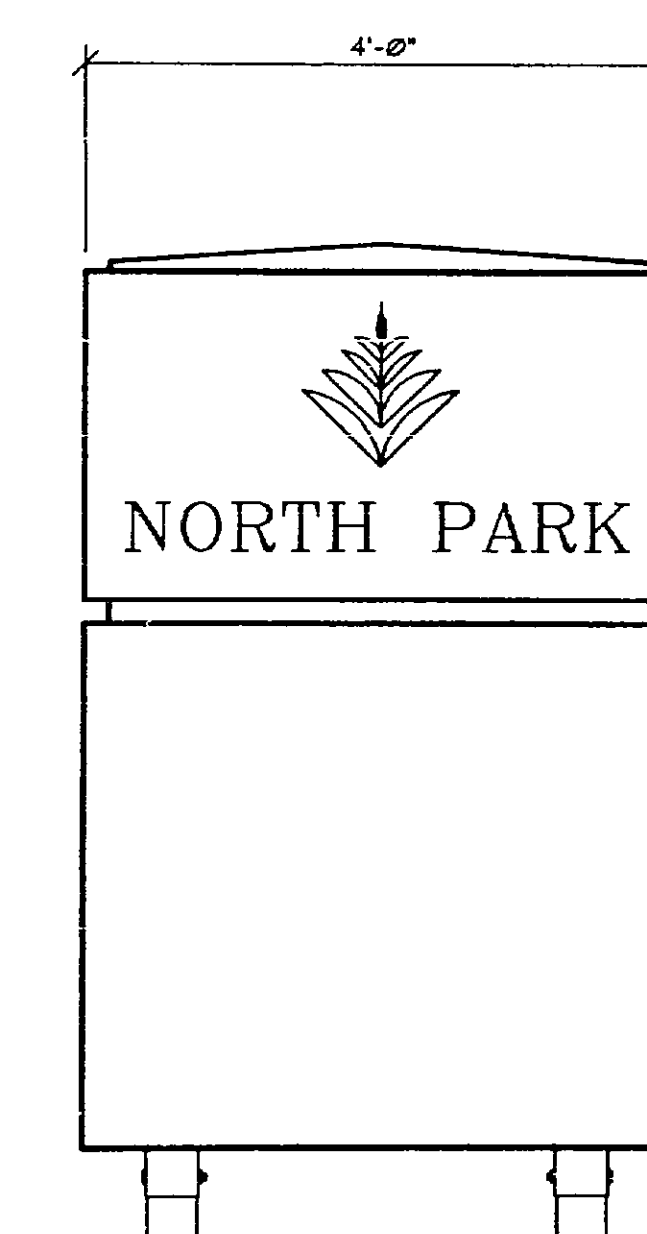


11F SIGN TYPE C SIDE A
SCALE 3/4" = 1'-0"

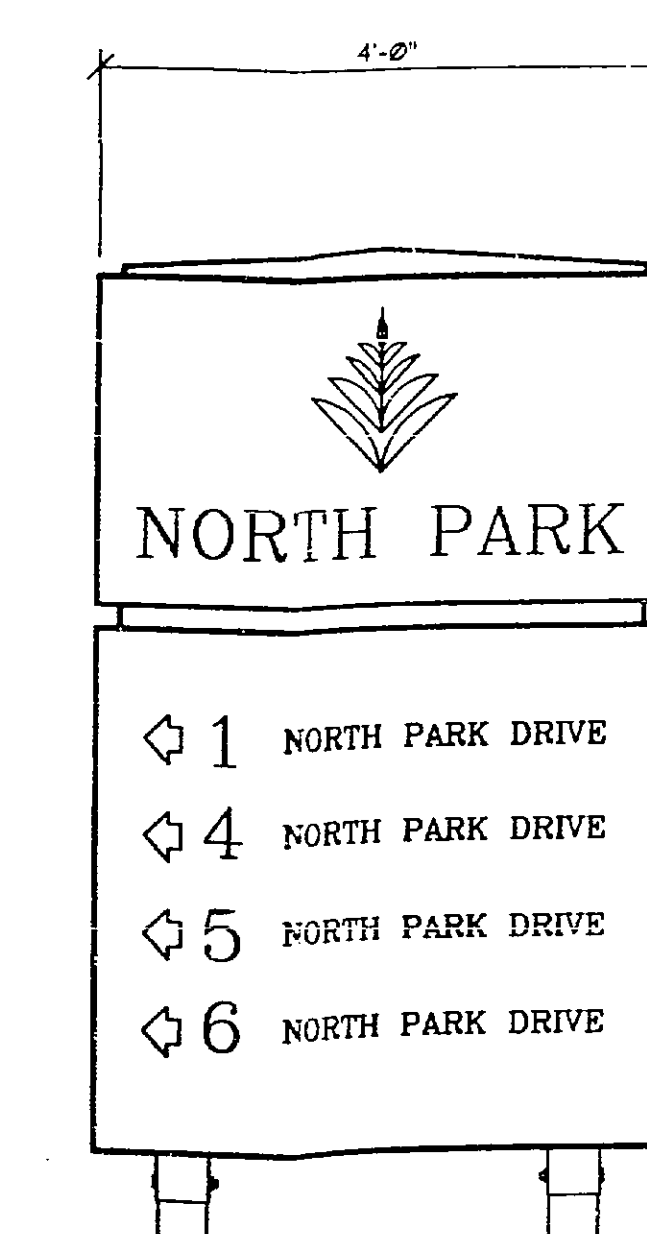
10 34 SQUARE FEET PER FACE TYP.
20 CENTER LINE OF DIRECTORY IS 10'-0" FROM EAST EDGE OF ISLAND.



11J SIGN TYPE C SIDE B
SCALE 3/4" = 1'-0"



11L SIGN TYPE C SIDE C
SCALE 3/4" = 1'-0"



11N SIGN TYPE C SIDE D
SCALE 3/4" = 1'-0"

375

REVISIONS:

NO	DESCRIPTION	DATE

LAST REV.:

PROJECT NO.: 96-012
DATE: 28 FEB 91
SCALE: NO SCALE
TITLE: COVER SHEET

SHEET 1 OF 2

SHEET:

A

100

CERTIFICATE OF POSTING

RE: Case No.: 97-375-A
 Petitioner/Developer: TEACHERS INSURANCE AND ANNUITY ASSOC. OF AMERICA, ETAL
 Date of Hearing/Closing: 4/7/97

Baltimore County Department of Permits and Development Management
 County Office Building, Room 111
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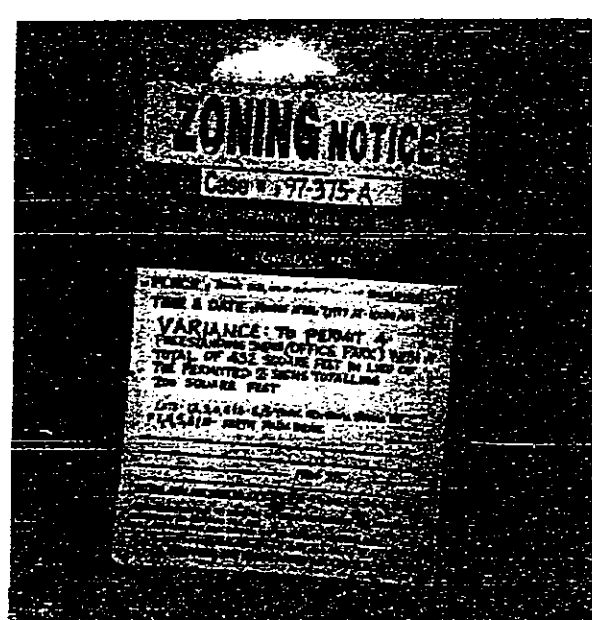
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at NORTH PARK DRIVE & YORK ROAD - ENTRANCE TO NORTH PARK BUSINESS COMMUNITY OFFICE PARK - SOUTH ENTRANCE (TUESDAYS)

The sign(s) were posted on 3/22/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 3/24/97
 (Signature of Sign Poster and Date)

Patrick M. O'Keefe
 (Printed Name)
 523 Penny Lane
 (Address)
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97-375-A
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 AT YORK ROAD

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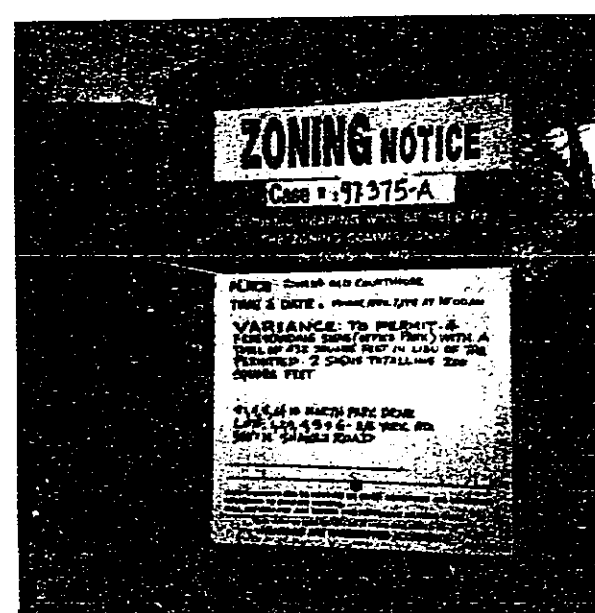
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NORTH PARK DRIVE
 AT YORK ROAD



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 Department of Permits and Development Management

Development Processing
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NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 375

Petitioner: LeSalle Partners Mount L.H.

Location: 14,516, 10 North Park Drive

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Whitman

ADDRESS: 100 E. Pratt Street

Baltimore, MD 21202

PHONE NUMBER: (410) 752-9750

AJ:ggs

(Revised 09/24/96)

Exhibit B

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than

Format for Sign Printing, Black Letters on White Background:

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Case No.: _____

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 IN TOWSON, MD.

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DATE AND TIME: _____

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DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
 HANDICAPPED ACCESSIBLE

996 post-4.doc

To: David Whitman
 From: David Whitman
 Date, content sign
 man - this is what
 should be on sign which

TO: POTOMAC PUBLISHING COMPANY
 March 20, 1997 Issue - Jeffersonian
 Please forward billing to:
 David Whitman, Esq.
 100 E. Pratt Street
 Baltimore, MD 21202
 752-9750

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LAWRENCE E. SCHWITZ
 ZONING COMMISSIONER FOR BALTIMORE COUNTY

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 Department of Permits and Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
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Arnold Jablon
 Director

cc: Richard R. Reese, Jr.
 David Whitman, Esq.

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Printed with Soybean Ink
 on Recycled Paper



Baltimore County
 Department of Permits and Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

March 31, 1997

David Whitman, Esquire
 Tydings & Rosenberg, LLP
 100 E. Pratt Street
 Baltimore, MD 21202

RE: Item No.: 375
 Case No.: 97-375-A
 Petitioner: Richard R. Reese, Jr.

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Carl Richards, Jr.
 W. Carl Richards, Jr.
 Zoning Supervisor

WCR/re
 Attachment(s)

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 on Recycled Paper



Maryland Department of Transportation
 State Highway Administration

David L. Winstead
 Secretary
 Parker F. Williams
 Administrator

Ms. Roslyn Eubanks
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 County Office Building, Room 108
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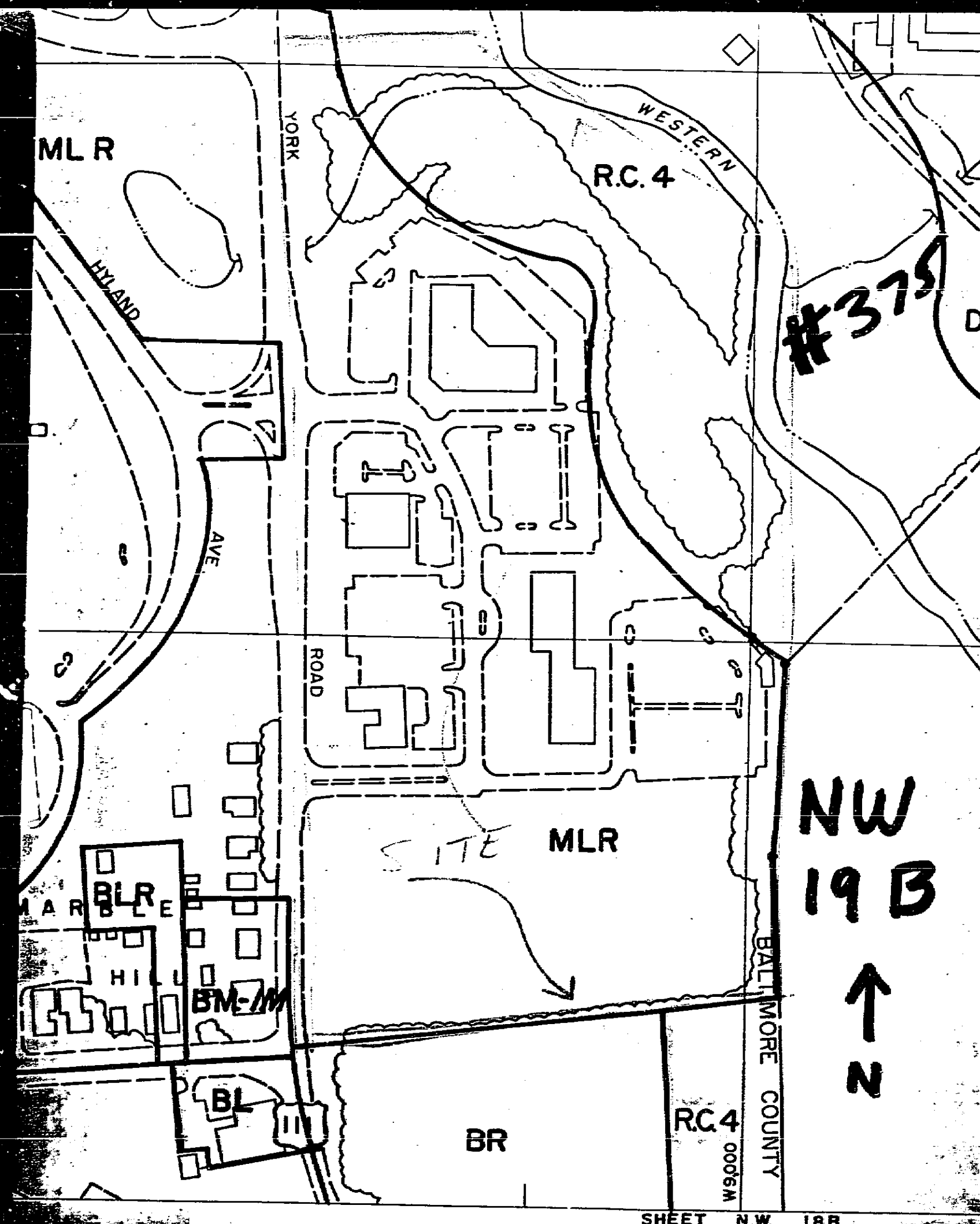
Ronald Burns
 Ronald Burns, Chief
 Engineering Access Permits
 Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
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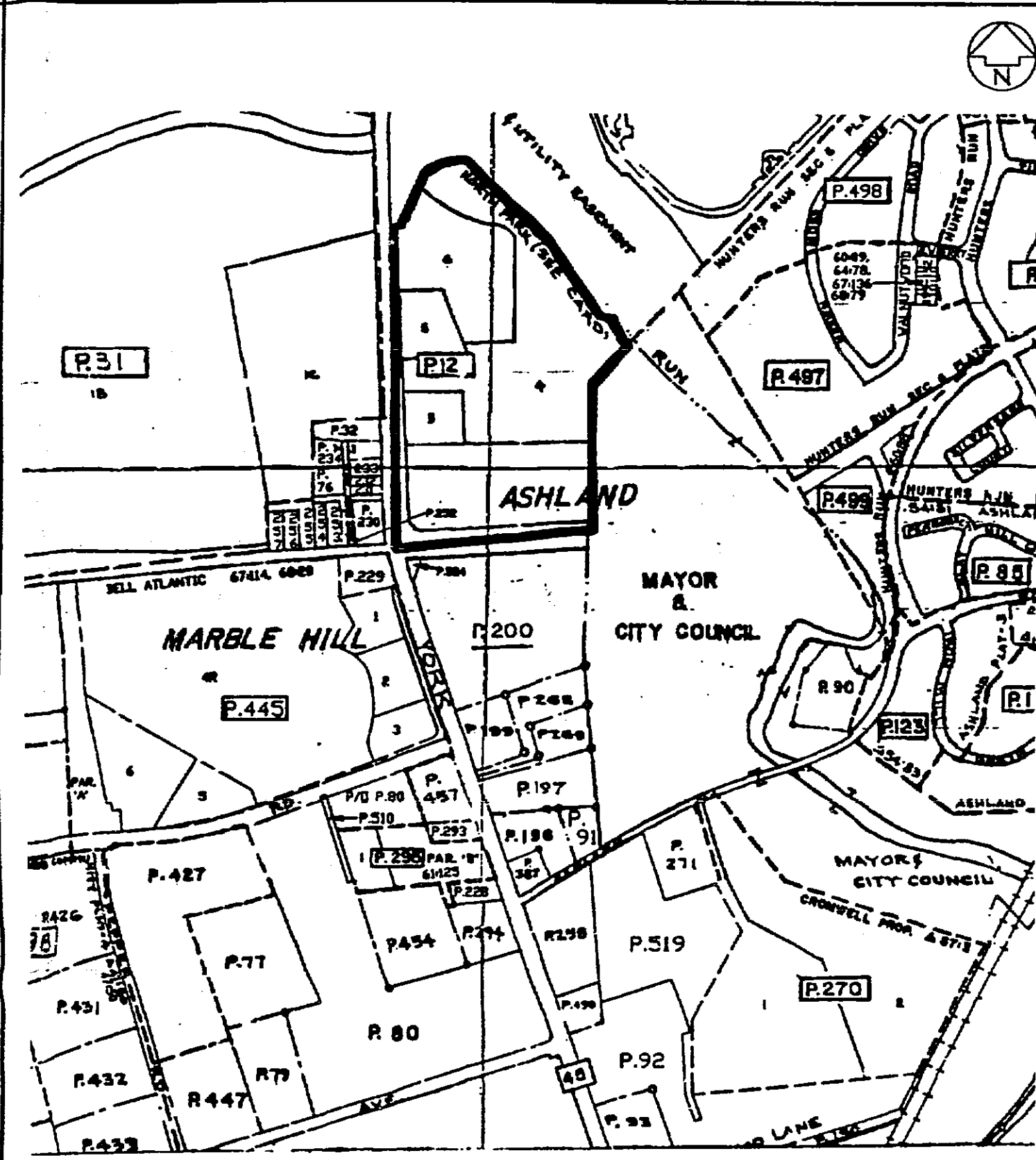
SIGNAGE VARIANCE PACKAGE

NORTHPARK BUSINESS COMMUNITY
HUNT VALLEY, MARYLAND 21031

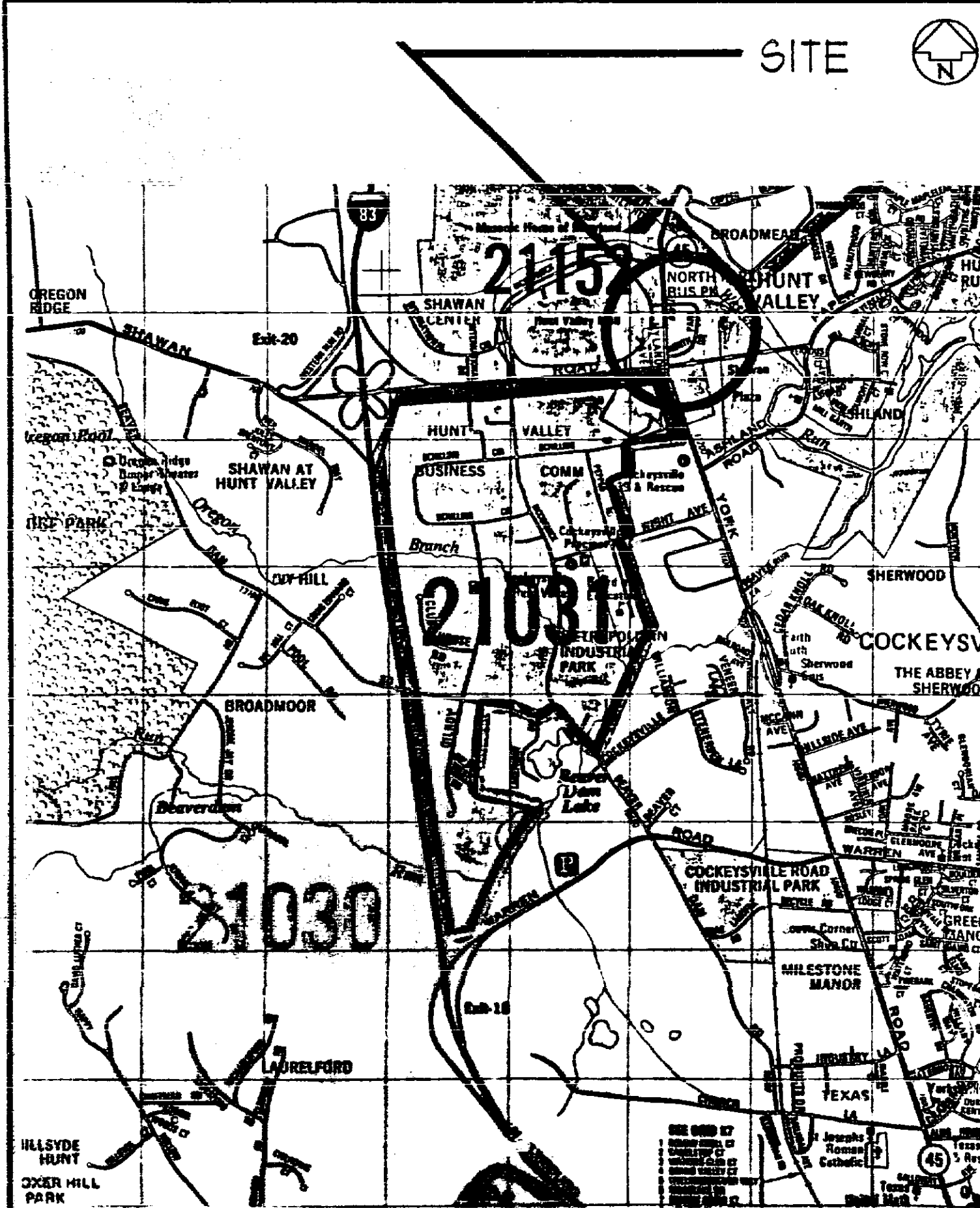
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524	State Highway Administration		11386/211	8-22000075415

PARCEL MAP



VICINITY MAP



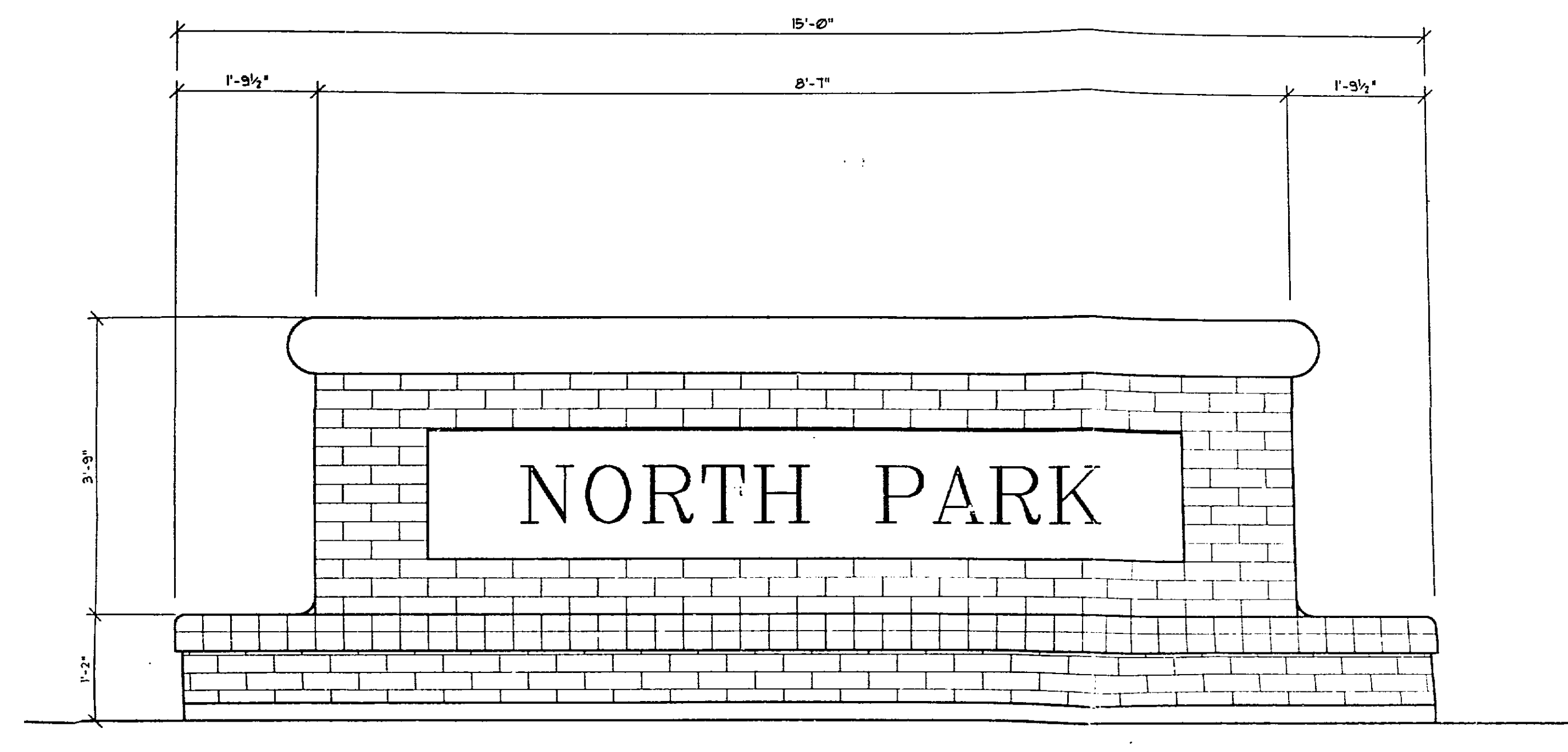
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10 ASKING FOR A VARIANCE TO SECTION 4136-D-1
TO PERMIT 4 FREE STANDING SIGNS (OFFICE PARK)
WITH A TOTAL OF 432 SQ. FT. IN LIEU OF THE PERMITTED
2 SIGNS TOTALING 200 SQ. FT.

91-315-A

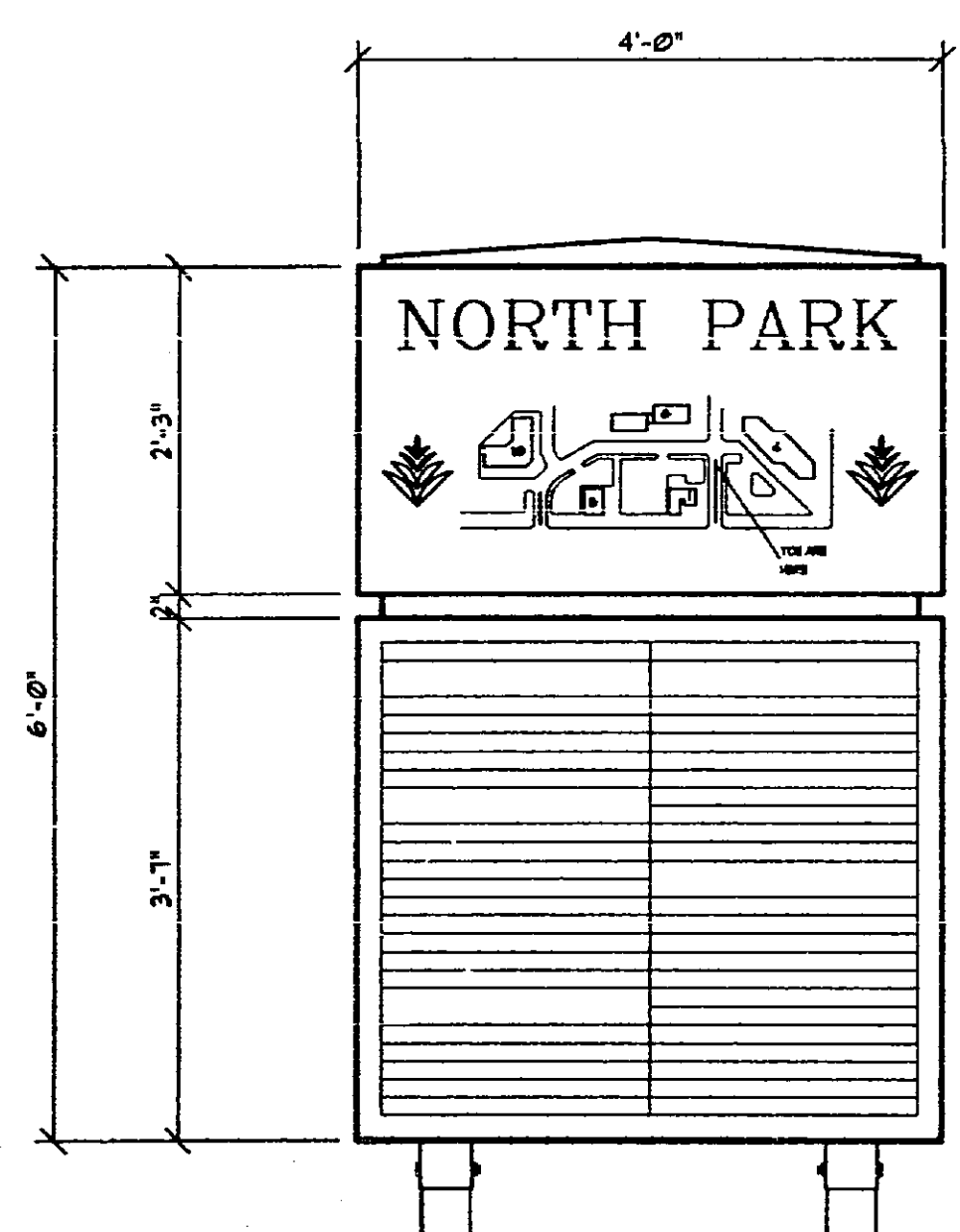


RUBELING
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ARCHITECTURE
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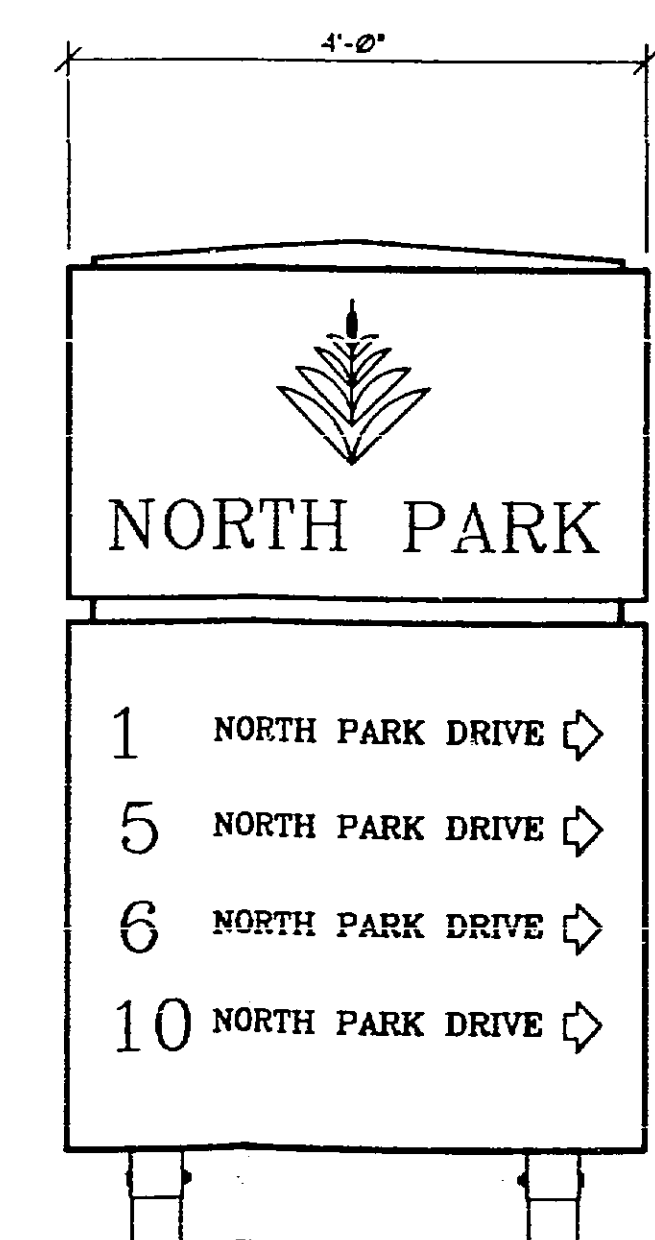
7J ELEVATION SIGN TYPE E-1
SCALE 3/4" = 1'-0"

10 60 SQUARE FEET EACH PER NORTH AND SOUTH FACE.
20 WEST EDGE OF SIGN IS LOCATED 60' FROM E. OF YORK ROAD



11F SIGN TYPE C SIDE A
SCALE 3/4" = 1'-0"

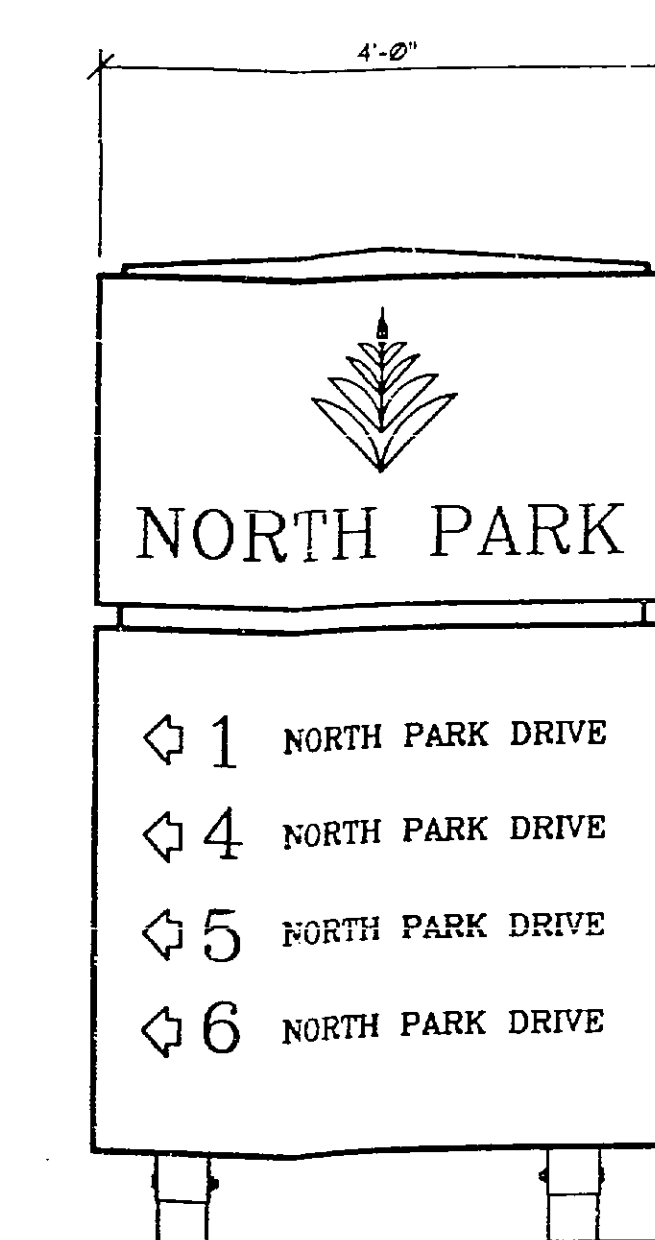
10 34 SQUARE FEET PER FACE TYP.
20 CENTER LINE OF DIRECTORY IS 10'-0" FROM EAST EDGE OF ISLAND.



11J SIGN TYPE C SIDE B
SCALE 3/4" = 1'-0"



11L SIGN TYPE C SIDE C
SCALE 3/4" = 1'-0"



11N SIGN TYPE C SIDE D
SCALE 3/4" = 1'-0"

375

REVISIONS:

NO	DESCRIPTION	DATE

LAST REV.:

PROJECT NO.: 96-012
DATE: 28 FEB 91
SCALE: NO SCALE
TITLE: COVER SHEET

SHEET 1 OF 2

SHEET:

A

100